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CECIL PARK, PINNER, MIDDLESEX, HA5 5HL



PRICE....£925,000....FREEHOLD

First time on the market since 1963 is this Circa 1913 built four bedroom semi detached family house (1,514 sq.ft/140.7 sq.m), which is ideally located within minutes' walk of the village centre with its vast array of shops, restaurants, coffee houses, Marks and Spencer Food Hall, Sainsbury Supermarket, Pinner Metropolitan Line Tube Station and within the school catchment area of West Lodge Primary School, St Johns Fisher Catholic Primary School, Reddiford School, and Nower Hill High School (all Ofsted Outstanding). The accommodation on the ground floor comprises of a 17'9ft entrance hall with a feature fireplace and an original tiled floor, 14'5ft front reception room with feature fireplace, 14'6ft dining room with feature fireplace surround and French doors to garden, 11'3ft morning room leading to a 12ft fitted kitchen. On the first floor there is a 14'5ft master bedroom, 12'10ft bedroom two, two further bedrooms and bathroom with a separate WC. Outside there is an own drive with off street parking for one car, gated carport with an additional parking area for two cars, a 15'7ft detached garage and 80ft rear garden which is mainly laid to lawn with mature shrub and flower borders, summer house and patio. The property benefits from being future proof for a growing family with the potential to extend (Subject to Planning Permission) and a wealth of original features.

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COUNCIL TAX

London Borough of Harrow - Band F - £3,124.04

LOCAL SCHOOLS

St John Fisher RC Primary School - 0.37 miles

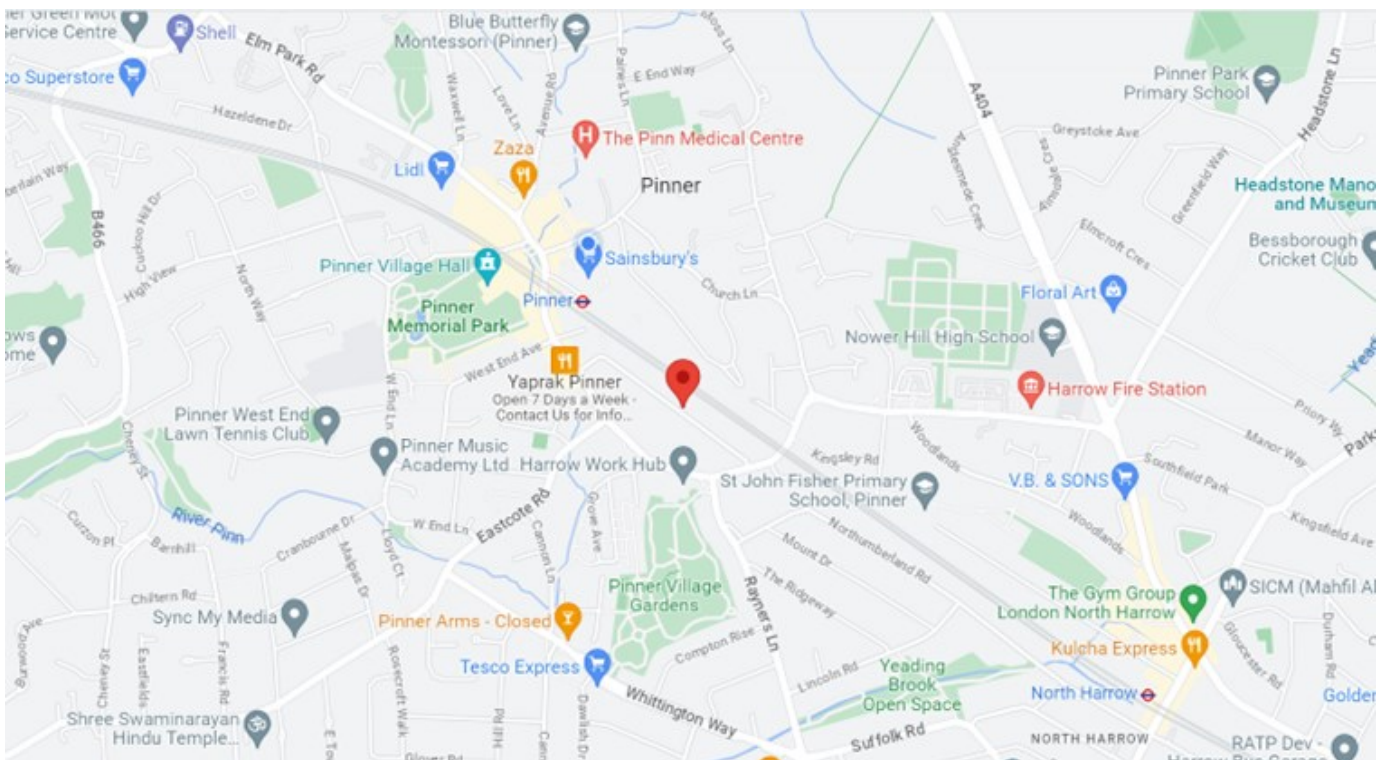
West Lodge Primary School - 0.45 miles

Reddiford School - 0.3 miles

Nower Hill Secondary School - 0.54 miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.4 miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Cecil Park HAS 5HL

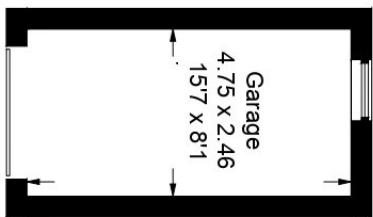
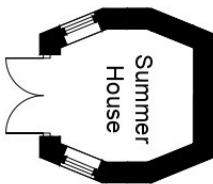
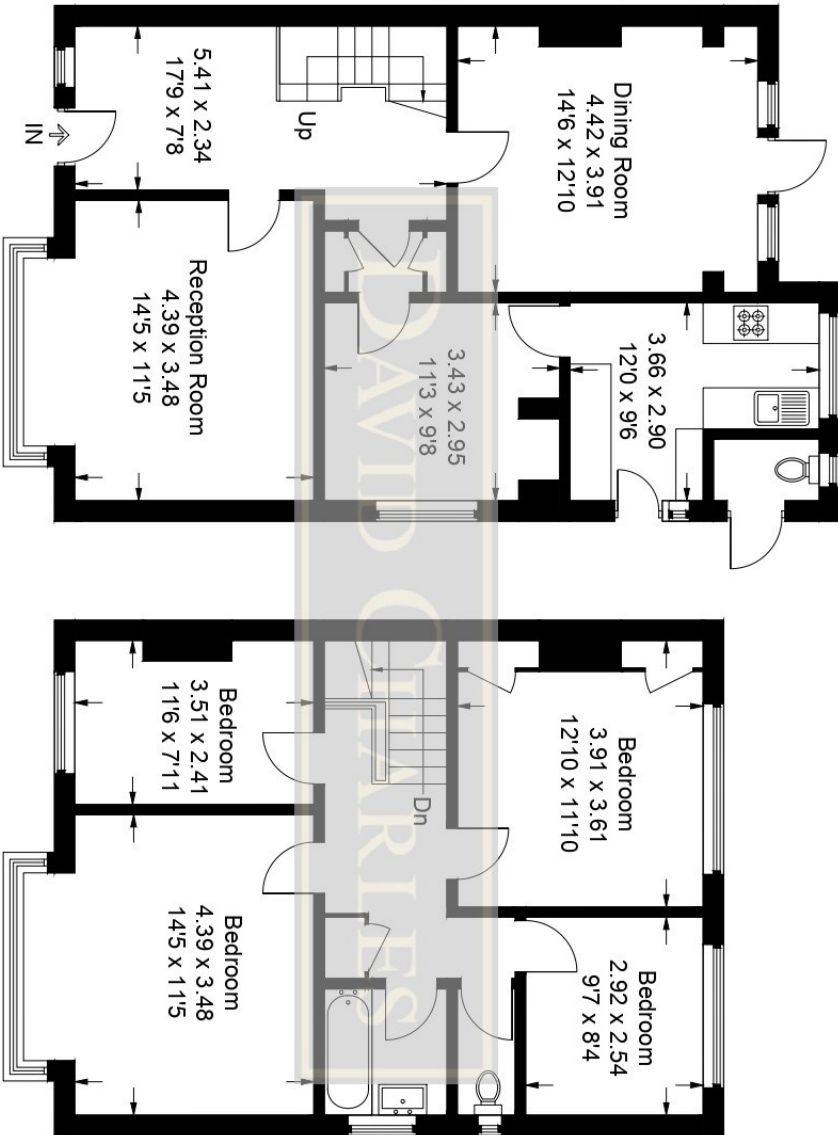
Approximate Gross Internal Area

Ground Floor = 74.7 sq m / 804 sq ft

First Floor = 66.0 sq m / 710 sq ft

Outbuildings = 48.2 sq m / 519 sq ft

Total = 188.9 sq m / 2,033 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.